BILL GARRETT, Davidson County
Trans:T20130070172 DEEDWARR
Recvd: 08/14/13 15:52 2 pgs
Fees:13.00 Taxes:595.70
20130814-0085601

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $161,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 12th day of August, 2013. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chris Scarborough Sara La	Sumner Bank & Trust	
1102 Eastdale Ave.	780 Browns Lane	06111019000
Nashville, TN 37216	Gallatin, TN 37066	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD TRACY LAMBERT AND RUTH ADELE ZELANSKI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS SCARBOROUGH AND SARA LA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot 122 on the Plan of Eastdale Place of record in Plat Book 547, Page 29 & 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Tracy Lambert and Ruth Adele Zelanski, husband and wife by Deed from J. Juanita Wair of record in Instrument No. 20080729-0077563, Register's Office for Davidson County, Tennessee, dated 7/25/2008 recorded on 7/25/2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1102 Eastdale Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of August, 2013.

Ronald Tracy Lambert

Ruth Adele Zelanski

STATE OF PENNSYLVANIA
COUNTY OF MONTOUR

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald Tracy Lambert and Ruth Adele Zelanski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2013.

Notary Public

My Commission Expires: JANUARY 12, 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen C. Drumheller, Notary Public
Cooper Twp, Montour County
My commission expires January 12, 2016